



Cecile Bedor, Director



CITY OF SAINT PAUL

Christopher B Coleman, Mayor

*25 W. Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

DATE: April 9, 2007
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of March 29, 2007 Zoning Committee Hearing

OLD BUSINESS

- | | | <u>Staff</u> | <u>Recommendation</u>
<u>Committee</u> |
|----|---|--------------------------|---|
| 1. | SteppingStone Theatre (06-058-918)

Review of parking agreements as required by Condition Use Permit approved on April 21, 2006

Address: 873 Portland Ave
NW corner at Victoria

Motion: Approval of parking arrangements | Approval | Approval
(7 - 0) |
| 2. | K and L Sales (07-025-965)

Conditional Use Permit for outdoor auto sales with modification of the lot area requirement (15,000 sq. ft. required;10,154 sq. ft. available)

Address: 1523 Como Ave
NW corner at Arona

District Comment: District 10 recommends approval with conditions

Support: 1 person spoke, 0 letter(s)

Opposition: 0 people spoke, 0 letter(s)

Hearing: Hearing is closed

Motion: Approval with condition(s) | Approval with conditions | Approval with conditions
(7 - 0) |

NEW BUSINESS

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
3.	M and T Management (07-043-352) Enlargement of nonconforming commerical use by expanding to second floor Address: 1338 Bayard Ave SE corner at Hamline District Comment: District 15 had not responded Support: 0 people spoke, 0 letter(s) Opposition: 0 people spoke, 0 letter(s) Hearing: Hearing is closed Motion: Approval with condition(s)	Approval with conditions	Approval with conditions (7 - 0)
4.	Brenda Braget (07-042-722) Conditional Use Permit for a carriage house dwelling Address: 942 Summit Ave between Milton & Chatsworth Hearing cancelled because of incomplete application	Returned as incomplete application	
5.	Firstborne Properties (07-027-041) Rezoning from R4 One-Family Residentia to B2 Community Business Address: 1337 Pascal St N SW corner at Bison Ave. District Comment: District 10 recommends allowing CUP if rezoning not approved Support: 3 people spoke, 17 letter(s) Opposition: 2 people spoke, 2 letter(s) Hearing: Hearing is closed Motion: Lay Over to April 12, 2007	Denial	Laid over (7 - 0)
6.	Home Depot (07-022-733) Site plan review for a new Home Depot Store Address: 429 Pascal St, NW corner at St. Anthony Motion: Continuance (requested by applicant)	Continuance	Continuance To May 10, 2007

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
7.	<p>Holman Field Subdrain Improvements (07-043-737)</p> <p>Conditional Use permit for storm sewer work in the floodway and variances of setback from ordinary high water level, development on slopes greater than 12%, and rehabilitation of slopes greater than 18%</p> <p>Address: 644 Bayfield St</p> <p>District Comment: District 3 recommended denial</p> <p>Support: 0 people spoke, 0 letter(s)</p> <p>Opposition: 8 people spoke, 2 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (5-1) (Alton)
		<u>Staff</u>	<u>Committee</u>
8.	<p>Holman Field Subdrain Improvements (07-043-921)</p> <p>Revocation or modification of approved site plan for Holman Field drainage improvements</p> <p>Address: 644 Bayfield St</p> <p>District Comment: District 3 recommended denial</p> <p>Support: 0</p> <p>Opposition: 8 people spoke, 2 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval of modified site plan with conditions</p>	Approval with conditions (6-0)	Approval with conditions (6-0)